



CITY OF SEASIDE
PLANNING COMMISSION

AGENDA

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 28, 2018
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
Ian Oglesby	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. **FEBRUARY 14, 2018**

B. **JANUARY 24, 2018**

6. **BUSINESS ITEMS**

- A. USE PERMIT APPLICATION NO. UP-17-06. LIGHTHOUSE BAPTIST CHURCH, APPLICANT AND PROPERTY OWNER, ARE REQUESTING APPROVAL OF A USE PERMIT APPLICATION TO ALLOW FOR THE INSTALLATION OF A 1,400 SQUARE FOOT PLAYGROUND AREA ON THE PROPERTY OF THE LIGHTHOUSE BAPTIST CHURCH LOCATED AT 1030 HILBY AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN# 012-381-001). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE: In accordance with Seaside Municipal Code (SMC) Section 17.12.030, Table 2-1, Allowed Land Uses and Permit Requirements for Residential Zones, use permit approval is required for the establishment of an ancillary use associated with a church.

RECOMMENDATION: Staff recommends approval of the proposed use subject to the Draft Resolution No. 18-XX and Conditions of Approval provided as Attachment 1.

- B. IN ACCORDANCE WITH SECTION 17.30.020.F OF THE SEASIDE MUNICIPAL CODE (SMC) THE APPLICANT IS REQUESTING APPROVAL OF A FENCE EXCEPTION FOR AN AS-BUILT CEMENT MASONRY UNIT (CMU) FENCE TO ALLOW THE FENCE TO EXCEED THE MAXIMUM HEIGHT LIMIT BY ONE FOOT ON A PORTION OF THE REAR AND SIDE YARDS FOR A SINGLE FAMILY DWELLING LOCATED AT 1252 WARING STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN# 012-336-014).**

PURPOSE:

In accordance with Section 17.30.020.F of the Seaside Municipal Code (SMC) the applicant is requesting approval of a fence exception for an as-built cement masonry unit (CMU) fence to allow the fence to exceed the maximum height limit by one foot on a portion of the rear and side yards for a single family dwelling located at 1252 Waring Street in the Single Family Residential (RS-12) Zoning District (APN# 012-336-014).

RECOMMENDATION:

Staff recommends approval of the as-built fence exception subject to the Draft Resolution No. 18-XX and conditions of Approval provided as Attachment 1.

7. **REPORTS FROM COMMISSIONERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
March 14, 2018
Seaside City Hall
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, January 24, 2018
7:00 PM

1. **CALL TO ORDER**

Chair Owens called the meeting to order at 7:00 pm.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PLANNING COMMISSION

PRESENT: Owens, Oglesby, Spalletta, Dodson, La Mica, Ross

ABSENT: Lechman

3. **REVIEW OF AGENDA**

4. **PUBLIC COMMENT**

Seaside resident Cari Herthel who represents the Esselen tribe of Monterey County, wants to submit comments to the update of the general plan in regards to the update to the general plan. Two exhibits have been identified that provide information on known cultural resources in the old Fort Ord and City of Seaside. Would like to meet with a representative of the Planning Commission.

5. **APPROVAL OF MINUTES**

A. **APPROVE MINUTES OF DECEMBER 4, 2017, DECEMBER 5, 2017, DECEMBER 20, 2017 AND JANUARY 17, 2018.**

RESULT:	Approved
MOVER:	Vice Chair Michael Spalletta
SECONDER:	Commissioner Arlinton La Mica
AYES:	None
NOES:	None
ABSENT:	Mike Lechman

6. **BUSINESS ITEMS**

A. COASTAL DEVELOPMENT PERMIT CDP-18-01: THE CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, ARE REQUESTING A COASTAL DEVELOPMENT PERMIT FOR THE INSTALLATION OF NATURE BASED PLAYGROUND EQUIPMENT AND AN OUTDOOR CLASSROOM FOR AN ECO-RECREATION STATION LOCATED ON THE WEST SIDE OF ROBERTS LAKE IN THE COASTAL PARKS AND OPEN SPACE (CPOS) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS , SECTION 1503(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Senior Planner Rick Medina presented the details requesting a Coastal Development permit for the installation of an eco-park playground on the west side of Roberts Lake. Mr. Medina stated that the City has received grant funding for this project and is currently working with the Miracle Play group for the design and implementation of the playground. The City has had two hearings to receive input on what type of design should be included in the park. City Council has approved that design.

Chair Owens concerns that it is a huge homeless area right now.

Economic Developer Gloria Stearns clarifies that the Roberts Lake project is something that she has been working on along with Daniel Meewis. Gloria states that the grant required for the project to be near water to teach water ecology and water stewardship. Part of the strategy will be that this will be a park where children and families can learn. The more people that are there to learn, the more uncomfortable the homeless will feel of being there.

Chair Owens wants to know what is the code for being on the water. Gloria clarifies that the intent right now is to teach children about the water as oppose to being out on the water. Chair Owens wants to make sure that this won't hold back in the future from wanting to use the lake for things such as paddle boats and boat racing. Gloria states that this is just the first phase of the plan called an eco-recreation station where outdoor exercise stations can be installed around the park.

RESULT:	Approved
MOVER:	Commissioner Arlinton La Mica
SECONDER:	Vice Chair Michael Spalletta
AYES:	John Owens, Denise Ross, Keith Dodson, Arlinton La Mica, Michael Spalletta, Ian Oglesby
NOES:	None
ABSENT:	Mike Lechman

B. MAKE A RECOMMENDATION TO THE CITY COUNCIL REGARDING AMENDMENTS TO ORDINANCE 1043 REVISING REGULATIONS FOR CANNABIS ACTIVITIES IN SPECIFIED ZONES, ALLOWING THREE ADDITIONAL DISPENSARY USE PERMITS. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE

CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Economic Developer Kurt Overmeyer suggests that the best way to allow for three additional dispensaries would be to reduce the buffer on West Broadway and the parcels that touch West Broadway to 500 ft. from 1,000 ft. Kurt also specifies that this ordinance "cleans up" some of the language such as splitting safety and security plans into two separate sections, allows staff to apply reasonable test to business plans and their market studies similar to how banks do when checking business plans.

Chair Owens asks why were points taken away or penalized for projecting sales of \$17 million when Del Rey Oaks is making as much according to what was seen on the news. Kurt states that these numbers are due to the fact that the Del Rey Oaks was the only dispensary in the Peninsula and there was no competition. The Del Rey Oaks owner also projected less than half of those sales numbers in their application for a Seaside dispensary. Chair Owens asked if staff took into consideration the fact that a medical card would no longer be needed. Mr. Overmeyer says that the Finance Department looked at the business plans just like a venture capitalist or a bank would. The high projected sales were based on a market study with trade areas not reasonably comparable to Seaside. Chair Owens asks at what time did the \$4 million cap go into place? Mr. Overmeyer states that it happened after applications were submitted. Chair Owens does not agree that the cap should have been placed after applicants submitted their applications and paid their fees. He thinks that the \$4 million cap applied to business plans should have been put in place before the applications were submitted. Chair Owens thinks that Cannabis dispensaries should be treated like liquor stores. He thinks permits should be opened up to everyone in the City.

Commissioner Ross asks why staff is proposing to reduce the buffer of 500 ft. to the West Broadway area, but letting it stay at 1,000 ft. everywhere else in Seaside. She asks what does the state say about buffers. Mr. Overmeyer clears that the state says nothing about buffers other than cannabis locations need to be at least 600 ft. from K-12 schools. Commissioner Ross asks about the bullet point that states that the ordinance separates community benefits from neighborhood compatibility and wants to know what those specific commitments are. Mr. Overmeyer says that those specific commitments are up to the applicant. They need to commit to do specific things for their community such as doing specific things or donating a certain amount of money based on gross revenue.

Mr. La Mica asks where staff got the 1,000 ft. buffer from. Mr. Overmeyer states that a study session was previously done in a joint meeting and that's where the 1,000 ft. buffer came about. Commissioner Spalleta is concerned that if the buffer is reduced, it should be reduced for everybody. Mr. Overmeyer wants the Planning Commission to take into consideration that if more cannabis locations are allowed and make it unlimited, rents will rise for commercial properties and once a cannabis business shuts down, the high rent will stay in place.

Commissioner Oglesby is concerned that if dispensaries open up on Broadway, how will they be discreet since this will be considered a downtown area. Mr. Oglesby also asks about how applicants get scored on community benefit and how many points they get for certain commitments. He is also concerned that the Planning Commission was not able to see the security plan and what was the scoring criteria for it. Mr. Oglesby thinks that there should just be a basic security plan standard. He thinks that the community benefit should either be 1% or the \$10,000 minimum in the scoring. Applicants should not get to choose one or the

other if they will get the same amount of points.

Chair Owens is also concerned that when it comes to security, it should just be a norm and a standard for plans. He is concerned that the Police Chief could not determine what security plan or idea was better than the other, but yet they're being given points based on which one is better. Commissioner Oglesby is concerned that some of the names for these businesses such as "Tokemed" and "Seaside Green" promote cannabis and should not be allowed in family friendly areas like West Broadway. Mr. Overmeyer recommends that the name can be looked at during the Use Permit process which will eventually be reviewed by the Planning Commission. Gloria Stearns suggests to the Planning Commission to be considerate of having a mixed and diverse use of businesses to have a successful downtown. Too many cannabis people on Broadway can price out other businesses. A 750 ft. buffer would not allow for 3 dispensaries on Broadway. Chair Owens suggests that if the buffer is reduced to 500 ft., then his recommendation to City Council would be to open up the cannabis permits to all applicants and the ones that survive will stay.

Public speaker read state regulations about excessive concentration of cannabis dispensaries. Suggest that if permits are opened up to all applicants, revenue projections would go down significantly. Jana Stiebel from Canopy Monterey Bay believes that permits should not be opened up to everybody. Adding new people afterwards is not in compliance with what everyone else was working under. If revenue is cut in half, community benefits would go first, employees would not have as high of salaries and businesses would compromise on security. She states that if this is allowed, every single store that opens would have an inaccurate business plan. Sal Palma from Higher Level of Care states that everyone made projections and commitments based on the rules and number of permits that would be issued. He mentions that this type of business can only make it based on high volume. More cannabis businesses would cost the City more administrative and enforcement money. Mr. Palma states that the \$7,000 paid to the City for permit applications was only about 4% of the non-refundable fees they have to pay for investments. Reginald Carter from the Pharmhouse/Sugar Leaf team says that having more cannabis businesses would not be good for anybody. Mr. Carter states that a bigger building does not mean more customers. Wes Clark from the Pharmhouse/Sugar Leaf team thinks that six cannabis dispensaries is a good number. Sahand Sultan-Qurraie from Rare Earth notes that neighboring cities such as Marina, Monterey, Pacific Grove and Carmel are not "going green." He states that maybe six dispensaries are not enough for the City. Brian Sheltra from the Pharmhouse/Sugar Leaf team thinks that there are changes to the scoring criteria in the future. Camillo Paci from Tokemed/Seaside Green thinks that there is not a problem with opening up permits to everyone. Ron Lee, owner of 895 Broadway Ave. suggests that everything in business is location. A successful business needs to have the right location and his building has more parking than the other locations. He asks the Commission to consider how important parking is in downtown Broadway. He believes that everyone should be able to open up a dispensary and let them all compete. Cary Stiebel, Seaside resident does not think that the city being saturated with cannabis would be a good look for Seaside among other cities in Monterey County.

Commissioner Ross believes that three more dispensaries is not in the best interest of West Broadway retail. Having 500 ft. per cannabis store can destroy Seaside as a destination city. Commissioner Spalleta thinks that if having three dispensaries on Broadway was an idea, then staff should not have decided on the 1,000 ft. in between each store initially. He thinks that it would not be fair to change it now and it should stay at 1,000 ft. in all areas.

RESULT:	Approved
MOVER:	Vice Chair Michael Spalletta
SECONDER:	Commissioner Denise Ross
AYES:	Denise Ross, Keith Dodson, Arlinton La Mica, Michael Spalletta
NOES:	John Owens, Ian Oglesby
ABSENT:	Mike Lechman

C. CONSIDERATION OF UPDATES TO CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE TO CLEAN-UP ZONING RELATED TO CANNABIS RELATED USES

Economic Developer Kurt Overmeyer says that the ordinance says that the zoning amendment "should" be modified and it should say "is" modified and some minor "language" changes.

RESULT:	Approved
MOVER:	Vice Chair Michael Spalletta
SECONDER:	Commissioner Ian Oglesby
AYES:	John Owens, Denise Ross, Keith Dodson, Arlinton La Mica, Michael Spalletta, Ian Oglesby
NOES:	None
ABSENT:	Mike Lechman

7. REPORTS FROM COMMISSIONERS

Commissioner Oglesby asked for an update from staff on the projects around town. Possibly monthly.

Rick Medina states that the paving is scheduled to occur from Fremont to Luzern on Tuesday. Mr. Medina also mentions that the City Engineer is contacting the foreman in regards to traffic control measures on Hilby.

Commissioner La Mica asked about the area where Togos and The Meatery are opening. Mr. Medina states that this would be brought to the commission during their monthly update.

8. REPORTS FROM STAFF

9. ADJOURNMENT

Meeting adjourned at 9:02 pm.

Respectfully submitted,

Julio Cisneros, Secretary

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Bob Larsen, Associate Planner

DATE: February 28, 2018

SUBJECT: USE PERMIT APPLICATION NO. UP-17-06. LIGHTHOUSE BAPTIST CHURCH, APPLICANT AND PROPERTY OWNER, ARE REQUESTING APPROVAL OF A USE PERMIT APPLICATION TO ALLOW FOR THE INSTALLATION OF A 1,400 SQUARE FOOT PLAYGROUND AREA ON THE PROPERTY OF THE LIGHTHOUSE BAPTIST CHURCH LOCATED AT 1030 HILBY AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN# 012-381-001). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Seaside Municipal Code (SMC) Section 17.12.030, Table 2-1, Allowed Land Uses and Permit Requirements for Residential Zones, use permit approval is required for the establishment of an ancillary use associated with a church.

RECOMMENDATION

Staff recommends approval of the proposed use subject to the Draft Resolution No. 18-XX and Conditions of Approval provided as Attachment 1.

BACKGROUND

The subject property is currently developed with the Lighthouse Baptist Church sanctuary building and associated landscaping and parking areas. The church was built in 1959.

SITE LOCATION AND DESCRIPTION

The 2.33 acre site is located on the southeast corner of Hilby Avenue and Wheeler Street. The 10,156 square foot building is composed of a sanctuary, fellowship hall, and a Sunday school wing. The easterly and southern portions of the site are composed of paved parking lots with vehicular access via Hilby Avenue and Wheeler Street. Adjacent land uses consist of the

Oldemeyer Recreation Center to the west, the Pattullo Swim Center to the south, multi-family residential to the north, and single family residential to the east. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The Lighthouse Baptist Church is requesting use permit approval to allow for the installation of a 1,400 square foot (35 feet by 40 feet) exterior playground area. The playground area is proposed to be located between the east side of the church building and the rear parking lot. The playground area will include a play structure (Somerset by GameTime or similar) enclosed with a four foot high powder coated chain link fence with gates. The applicant states that the playground will be primarily used between 9 AM to 1 PM on Sunday and 5 PM to 8 PM on Wednesday. The playground will also be used during special church events. Adult supervision will be provided when the play structure is in use. The applicant has stated that the playground may be made available to the public when appropriate during church hours.

The perimeter of the playground area is approximately 150 feet from the single-family properties to the east and 225 feet from the multi-family residences to the north. The proposed playground area will not infringe on any existing parking. The Applicant's Project Description is provided as Attachment 4.

Correspondence has been received in opposition to the proposed playground from the following property owners. These letters are provided as Attachment 5.

- Mark Thompson, 1189 Prospect Street
- L Lepetich, 1179 Prospect Street

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a). Class 1 consists of existing facilities.

Evidence: The proposed project consists of minor alterations to the existing church property and the introduction of a playground in an existing church facility.

STAFF ANALYSIS AND FINDINGS

Use Permit Findings

In accordance with SMC Section 17.12.030, Table 2-1, an application for an ancillary use to an existing church shall be filed under the use permit process to determine whether the following findings can be made concerning the proposed project:

- 1) The proposed use is allowed within the Single Family Residential zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance

This project is located within the Single Family Residential Zoning District in which an ancillary use to a church is permitted with use permit approval (SMC Section 17.12.030, Table 2-1).

The primary use of the site is for a church. The installation of a playground with play equipment for social activities and special events will not conflict with the primary use of the church. The playground will be set back a minimum of 150 feet from the neighboring residential properties.

- 2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Low Density Residential. The land use classification includes the current church use. The proposed playground is an accessory use of the existing church.

Land Use Element

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project site consists of a 2.33 acre parcel with related landscaping and parking. The 2.33 acre site can adequately accomodate the proposed playground which will be used with adult supervision during church activities.

Evidence: The proposed playground will be located on an undeveloped area of the site and will not intrude on the privacy of adjacent sites.

- 3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The applicant is proposing to maintain the church building in its existing configuration. The proposed playground will be located in an underutilized portion of the site, close to the interior courtyard of the church and bordered by concrete walkways on three sides. The playground will have adult supervision during church activities and is compatible with the existing and planned future land uses in the vicinity.

- 4) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure

and facilities with adequate capacity to serve the proposed project.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of this use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

FISCAL IMPACT

ATTACHMENTS

- 1.
1. Attachment 1 - Draft Resolution No. 18-XX
2. Attachment 1, Ex. A - Project Plans, play equipment
3. Attachment 2 - Location Map
4. Attachment 3 - Site Photographs - No. 1
5. Attachment 3 - Site Photographs, No. 2
6. Attachment 4 - Applicant's Project Description
7. Attachment 5 - Correspondence from Adjacent Property Owners

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 18-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW THE LIGHTHOUSE BAPTIST CHURCH TO INSTALL A 1,400 SQUARE FOOT PLAYGROUND WHICH WILL INCLUDE A PLAYGROUND STRUCTURE LOCATED AT 1030 HILBY AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, the Lighthouse Baptist Church, applicant and property owner, has applied for a use permit to allow:

- A. The installation of a 1,400 square foot playground area which will include a playground structure on the east side of the Lighthouse Baptist Church located at 1030 Hilby Avenue.

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed use permit at a duly noticed public hearing held on February 21, 2018, and

WHEREAS, this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 153031(e). Class 1 consists of existing facilities:

Evidence: A school and special meeting events will be added to the use of the existing office building. The proposed improvements would be exempt from further CEQA review.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-17-06:

Use Permit Findings

In accordance with SMC Section 17.12.030, table 2-1, an application for an ancillary use to an existing church shall be filed under the use permit process to determine whether the following findings can be made concerning the proposed project:

- 1. The proposed use is allowed within the Single Family Residential zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Zoning Ordinance Conformance

This project is located within the Single Family Residential Zoning District in which an ancillary use to a church is permitted with use permit approval (SMC Section 17.12.030, Table 2-1).

Evidence:

The primary use of the site is for a church. The installation of a playground with play equipment for social activities and special events is an acceptable ancillary use and will not conflict with the primary use of a church.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Low Density Residential. The land use classification includes the current church use. The proposed playground is an accessory use of the existing church.

Land Use Element

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The project site consists of a 2.33 acre parcel with related landscaping and parking. The 2.33 acre site can adequately accomodate the proposed playground which will be used with adult supervision during church activities.*

Evidence: *The proposed playground will be located on an undeveloped portion of the site and will not intrude on the privacy of adjacent sites.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence:

The applicant is proposing to maintain the church building in its existing configuration. The proposed playground will be located in an underutilized portion of the site, close to the interior courtyard of the church and bordered by concrete walkways on three sides. The playground will have adult supervision during church activities and is compatible with the existing and planned future land uses in the vicinity.

4. **The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.**

Evidence:

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

5. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.**

Evidence:

The granting of this use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-17-06 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for a Certificate of Occupancy shall substantially conform to the plans identified as “Lighthouse Baptist” stamped as received on January 17, 2018, and approved on February 28, 2018. The project plans are provided as Exhibit “A”.
2. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.54.090.C may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval,

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.

3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. These conditions shall be binding on the applicant and all successors in interest, subject to the business operations not lapsing for a period 180 consecutive days. In the case of a transfer of ownership, the new owner of the establishment shall sign the adopted Resolution acknowledging these conditions of approval. Failure to comply with this requirement may result in revocation of this use permit.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
9. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
10. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 28st of February, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary



Somerset is the perfect place for imaginations to roam. It features three slides, including a double swerve zip slide so kids can slide together, and multiple climbing elements -- the perfect playground for a church, HOA, or daycare.

PrimeTime is a perfect choice for schools, early learning centers, faith-based organizations and more. With a full range of climbers, slides,...

Features and Benefits:

- Three slides help kids experience the joy of motion
- Double slide promotes socialization
- Horizontal ladders help build muscles
- Schooner Climber teaches coordination and balance
- Climbing pole and steering wheel keep imaginations churning

Model: 11897
Use Zone: 34' X 34'
Fall Height: 8'
Age Group: 5 to 12 Years
Number of Children: 40-45

Limited Lifetime Warranty on uprights, hardware and connections. Visit gametime.com/warranty for full warranty information



Designing award-winning playgrounds since 1929.



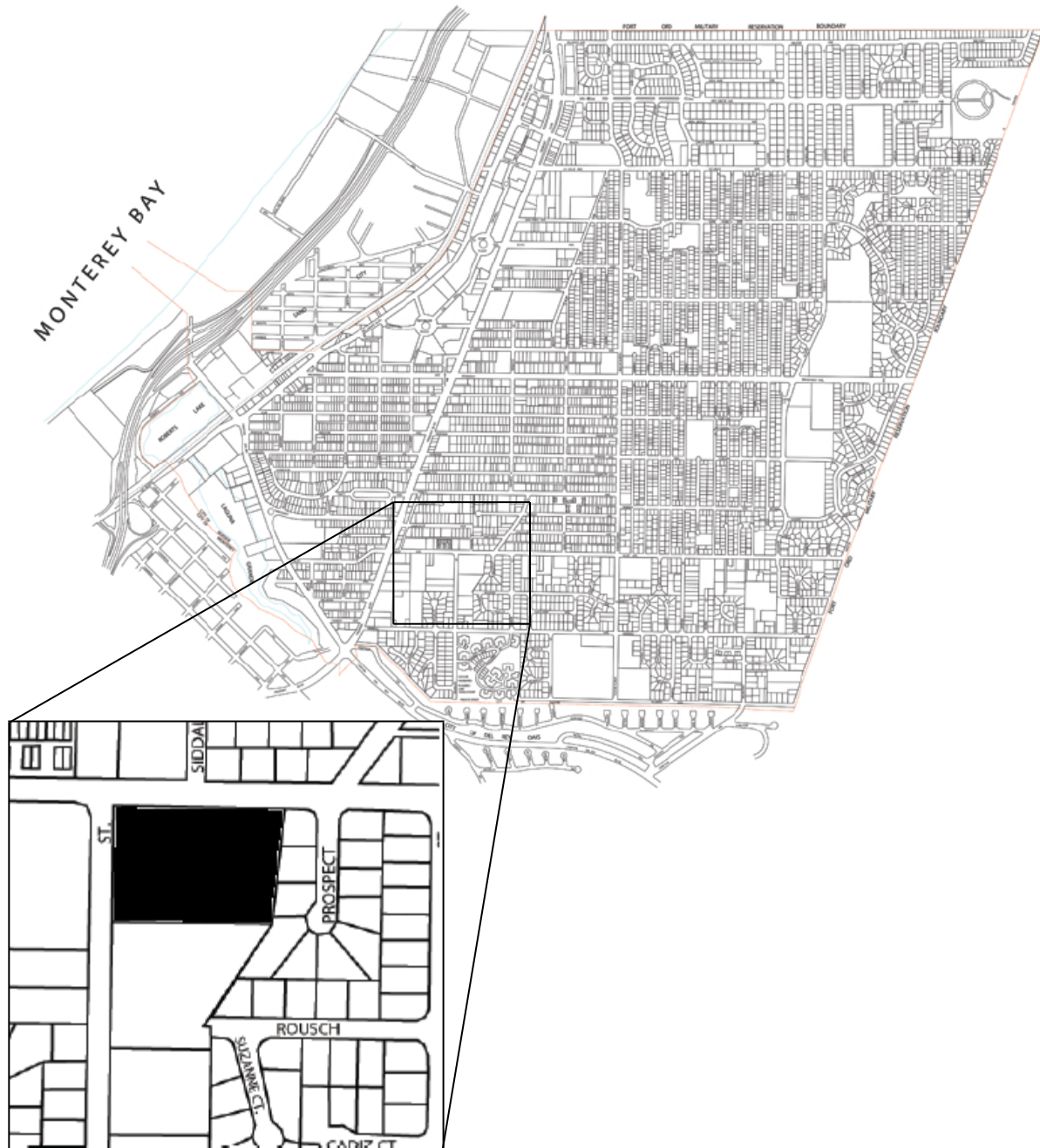
Certified Installer Network - GameTime trained for GameTime playgrounds.



Complies with ASTM standards before it leaves the factory.

Location Map

Project Site: 1030 Hilby Avenue



SITE PHOTOGRAPHS – No. 1



View of property from north side of Hilby Avenue



View of playground site from center of parking lot

SITE PHOTOGRAPHS, No. 2



View of Play Equipment area from south parking area



View of Site from Wheeler Street Driveway



Lighthouse
LBC Baptist Church

A SOUTHERN BAPTIST CHURCH FAMILY

City of Seaside

Planning Division

440 Harcourt Ave

Seaside, CA 93955 Avenue

Reference: Use Permit Number UP-17-06, Hilby Avenue

Bob,

First, Lighthouse Baptist Church appreciates your time and follow through. As it relates to the clarification requested please consider the following:

The project is installing a play equipment set up for children attending our church. The equipment, as presented previously in the brochure, is constructed, and installed by an outside contractor and the equipment meeting all required safety features. As a part of the initial construction the play equipment will be completely fenced by a four-foot coated chain link with gates. It will be maintained by our church maintenance staff as a regular scheduled service. To start, the primary hours of operation will be Sunday 9am to 1pm and Wednesday 5pm to 8pm. We are also open to the play structure being available to the families of the community when appropriate. From time to time we have special events at the church and the area will be opened and supervised during those events. We will provide adult supervision when the play structure is in church use. Our prayer and hope is that this play equipment will show the community our desire to serve their children and hope Lighthouse can be a blessing to the community.

Bob, if any other information is required please let us know. If we need to meet with anyone at the City it would be our pleasure. Look forward to hearing from you soon.

Regards,

Grant Combs, Pastor

Lighthouse Baptist Church

RECEIVED BY
CITY OF SEASIDE

NOV 30 2017

COMMUNITY
DEVELOPMENT



MARK THOMPSON DESIGN

INNOVATIVE RESIDENTIAL DESIGN + PLANNING

Thompson Family
1189 Prospect Street
Seaside, Ca. 93955

February 21, 2018

Re: Use Permit No. UP17-06
Lighthouse Baptist Church

Dear Commissioners,

My family and I live east of the Lighthouse Baptist Church, they are actually our backyard neighbor. We have lived here for 25 years, and over the years there has been a lot of changes to our neighborhood.

In the beginning it was a nice quiet neighborhood where you could enjoy some peaceful time out on the patio after a long day at work or a quiet weekend, but those days have changed.

We now have a lot of Noisy activity from our neighbors with a day care use at Oldemeyer Center, after school and summer school programs at the Pattullo Swim Center and the numerous activities held by Lighthouse Baptist Church. We are constantly subject to the sound of children screaming and yelling, the "Adult" supervision yelling or blowing a whistle to get the attention of the children, and the occasional music associated with the programs being held by our neighbors.

The current proposal for a playground at the church is going to intensify the already overly noisy conditions we live with on a day to day basis. I don't see the need for a playground when there is one 4 blocks away at the Del Rey Woods school.

I hope you consider the neighbors' concerns on this proposal and urge you to deny the proposal for a playground in my backyard.

Sincerley



Mark Thompson
(831) 899-7981

RECEIVED BY
CITY OF SEASIDE

FEB 21 2018

COMMUNITY
DEVELOPMENT

L Lepetich
1179 Prospect Street
Seaside CA 93955
February 20, 2018

Mr. Medina, Senior Planner
City of Seaside
440 Harcourt Avenue
Seaside CA 93955

Dear Mr. Medina:

I am emphatically against the proposal to erect a playground at Lighthouse Baptist Church, 1030 Hilby Avenue. This would add insult to injury. I have previously contacted your office regarding the unacceptable, excessive noise and nuisance generated from the existing programs held at Lighthouse Baptist Church, Oldemeyer Senior Center and Patullo Swim Center.

As a property owner, I am entitled to the right of quiet enjoyment of my property. My home is my sanctuary. The existing noise issue not only effects the quiet enjoyment of my back yard, but also indoors with all the doors and windows closed! Enough is enough.

For years I have endured the constant shrieking and yelling of children who sound as though they are being tortured; basketball players' swearing; the 15-second interval training whistles for sport programs and camps; the barking of orders by program leaders; the homeless people who camp or sleep in their cars in the church lot just on the other side my fence line -- defecating and leaving trash that attracts rodents and raccoons; the juvenile delinquents who make out, drink, smoke, shoot fireworks, throw rocks and use my cat for target practice. I wish that I had the equipment to tape this and play it for you every day when you are home from work.

Adding this playground will generate an increase in noise and activity both day and night. I can not emphasize how strongly I feel about this issue. I urge you to consider the rights of the homeowners effected by the proposal. Feel free to contact me to discuss this issue.

Thank you for your consideration.

Sincerely,

L Lepetich
831-236-6262

RECEIVED BY
CITY OF SEASIDE
FEB 21 2018
COMMUNITY
DEVELOPMENT



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Planning Commission

BY: Bob Larsen, Associate Planner

DATE: February 28, 2018

SUBJECT: IN ACCORDANCE WITH SECTION 17.30.020.F OF THE SEASIDE MUNICIPAL CODE (SMC) THE APPLICANT IS REQUESTING APPROVAL OF A FENCE EXCEPTION FOR AN AS-BUILT CEMENT MASONRY UNIT (CMU) FENCE TO ALLOW THE FENCE TO EXCEED THE MAXIMUM HEIGHT LIMIT BY ONE FOOT ON A PORTION OF THE REAR AND SIDE YARDS FOR A SINGLE FAMILY DWELLING LOCATED AT 1252 WARING STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN# 012-336-014).

PURPOSE

In accordance with Section 17.30.020.F of the Seaside Municipal Code (SMC) the applicant is requesting approval of a fence exception for an as-built cement masonry unit (CMU) fence to allow the fence to exceed the maximum height limit by one foot on a portion of the rear and side yards for a single family dwelling located at 1252 Waring Street in the Single Family Residential (RS-12) Zoning District (APN# 012-336-014).

RECOMMENDATION

Staff recommends approval of the as-built fence exception subject to the Draft Resolution No. 18-XX and conditions of Approval provided as Attachment 1.

BACKGROUND

The project site is approximately 3,700 square feet in area and is developed with a 1,098 square foot single story house. Adjacent land uses consist of single-family residential dwellings. A Location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3. The Applicant's Statement is provided as Attachment 4. As noted on the site photographs, the site has been developed with a nine foot high CMU wall,

as measured from the lowest grade, along the rear and portions of the side property lines. This as-built wall was discovered during an unrelated Code Enforcement visit to the site. A Building Permit was issued in July of 2014 for the construction of a forty two inch high replacement retaining walls that run from the southeast corner of the property for 24 feet towards the center of the rear yard, then returns 90 degrees at the same height to the back wall of the house.

After the retaining wall was finalled, the applicant continued with the construction of a five foot CMU extension on top of the portion of the retaining wall that runs along the rear property line.

The five foot extension serves as the fence for the neighbors to the rear who are elevated above the subject property by four feet. Section 17.30.020.D.3.b of the SMC states that “Any fencing proposed to be placed directly atop a retaining wall that is proposed to retain an embankment of greater than 3 feet which exceeds a maximum height of 8 feet as measured from the lowest grade must receive the approval of a fence exception under Section 17.30.020.F.” At nine feet in height (four foot retaining wall and five foot fence), the as-built retaining wall/fence exceeds the eight foot maximum by one foot.

The applicant’s statement in support of a fence exception is provided as Attachment 4 and offers the following reasons in support of the approval of the fence exception.

1. Unaware of the requirements for fences on top of retaining walls; and
2. The fence is not visible from the street; and
3. They were not told of the fence requirements when the retaining wall was finalled.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15303(e): New Construction of Small Structures. Class 3 categorical exemptions consist of the construction of small structures including fences.

Evidence: Approval of the proposed fence exception would result in the approval of an as-built nine foot high masonry block wall/fence at 1252 Waring Street. A fence consists of a minor improvement that is categorically exempt from CEQA.

STAFF ANALYSIS AND FINDINGS

Fence exception rules are listed under SMC Section 17.30.020.F.1 and 2. The process mandates that where a physical hardship exists because of unique or unusual topographic conditions or structure location, the commission may approve a fence exception subject to the following findings:

- A general safety hazard to City residents and/or the general public would not be created.
- A traffic-related safety hazard would not be created.
- The fence or wall will not impair visibility at an intersection or traffic safety visibility area.
- The fence or wall will not obstruct vision from an adjoining driveway.
- The fence or wall is compatible with the surrounding neighborhood.

Traffic Safety

The Public Works department has reviewed this application and has no comments.

Physical Hardship

A physical hardship (e.g. irregular lot size, slope, building placement, utilities) exists when there are conditions that would preclude the property owner from the reasonable use of their property if the fence exception is not granted. The CMU fence on top of the retaining wall which is retaining an embankment of greater than three feet is consistent with the Seaside Zoning Ordinance and provides a five foot privacy fence for the neighbor to the rear of the site. The nine foot fence/wall needs a fence exception to exceed the eight foot maximum combine height by one foot.

Neighborhood Compatibility

The lot contains sufficient difference in elevation compared to the adjoining neighbor's properties so that the construction of the nine foot wall/fence provides a rear yard similar to other properties in the neighborhood.

FISCAL IMPACT

ATTACHMENTS

- 1.
1. Attachment 1 - Draft Resolution
2. Attachment 1, Ex. A - Project Plans
3. Attachment 2 - Location Map
4. Attachment 3 - Site Photographs
5. Attachment 3 - Site Photographs No. 2
6. Attachment 4 - Applicant's Statement

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

Attachment 1

**PLANNING COMMISSION
RESOLUTION NO. 18-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING FENCE EXCEPTION APPLICATION NO. FE-17-02 TO ALLOW FOR A MASONRY WALL FENCE WHICH EXCEEDS THE MAXIMUM HEIGHT REQUIREMENTS OF ZONING CODE SECTIONS 17.30.020.F WITHIN THE REAR AND SIDE YARD SETBACK LOCATED AT 1252 WARING STREET (APN # 012-336-014).

WHEREAS, A. Ruelas-Cardenas, property owner and applicant, has applied for approval of a Fence Exception permit to allow for a nine foot concrete masonry unit (CMU) wall/fence located within the 15-foot rear and side yard setbacks; and

WHEREAS, the proposed project requires approval by the Planning Commission, and based on the fact that the CMU wall/fence has already been constructed; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed Fence Exception; and

WHEREAS, the Planning Commission considered written information concerning the proposed exception at a duly noticed public hearing held on February 21, 2018; and

WHEREAS, the project is exempt from environmental review subject to Class 3, Section 15303(e): New Construction of Small Structures:

Evidence: Approval of the proposed fence exception would result in the retention of an existing nine foot high CMU wall/fence.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for approval of Fence Exemption Application No. FE-17-02:

Finding No. 1

Physical hardships exist based upon unique or unusual topographic conditions or structure location.

Evidence: The lot contains sufficient difference in elevation compared to the adjoining neighbor's properties to establish a unique topographic condition to establish a physical hardship to justify the issuance of a Fence Exception.

Finding No. 2

A general safety hazard to City residents and/or the general public would not be created.

Evidence: The location of the wall/fence in the rear and side yard of the applicant's property, a general safety hazard to City residents and/or general public would not be created.

Finding No. 3

The granting of the fence exception will not result in a detrimental impact to the general health, safety, and welfare of the community and the surrounding property owners.

Evidence: The construction of the CMU wall/fence will be located within a portion of the site that will not alter or materially impact the enjoyment and use of other surrounding property owners from the use of their land.

Finding No. 4

The issuance of the Fence Exception will be in compliance with the General Plan and Zoning Ordinance of the City of Seaside.

Evidence: The granting of the CMU wall/fence exception will not grant a right of special privilege not enjoyed by other property owners similarly situated in that the change in elevation of the surrounding properties presents a special circumstance which would prevent the owner from being able to use his property in a similar manner.

BE IT FURTHER RESOLVED, the City Council hereby grants Fence Exception Application No. FE-17-02 subject to the following terms and agreements:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Cardenas/Ruelas Residence" stamped as received on January 5, 2018, and as approved on February 28, 2018.

Public Works

1. An Encroachment Permit will be required prior to the initiation of any work within the public right-of-way.
2. Depending upon the land disturbance proposed, a project specific Erosion and Sediment Control Plan may be required of the applicant prior to building permit issuance.

Standard:

1. The Fence Exception approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses onsite are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
2. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
4. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
5. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

NOW BE IT FURTHER RESOLVED, the Planning Commission hereby approves Fence Exception Application No. FE-17-02 by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

CARDENAS/RUELAS RESIDENCE

1252 WARING STREET
SEASIDE, CA. 93955
A.P.N.: 012-336-014-000

ERIC Q.
RUIZ

BUILDING DESIGN
AND CONSULTING

18 TULIP CIRCLE
SALINAS, CA. 93905
(831) 444-2949

ruiz_design@hotmail.com

REVISION
DATE:
BY:



CARDENAS/RUELAS RESIDENCE

1252 WARING STREET
SEASIDE, CA. 93955
A.P.N.: 012-336-014-000

TITLE:
GENERAL NOTES
AND SITE PLAN
SCALE: AS NOTED

DATE:
12/29/17

JOB NUMBER:
14-11

PAGE:
A0

GENERAL NOTES

1. ALL CONSTRUCTION, DESIGN, WORKMANSHIP AND MATERIALS SHALL COMFORM WITH THE REQUIREMENTS OF THE: 2016 CFC, CBC, CRC, CEC, CMC, CPC; CITY OF SEASIDE MUNICIPAL CODES, AND 2016 CALIFORNIA ENERGY CODE, AND MOST CURRENT NFPA STANDARDS REQUIRED BY CURRENTLY ADOPTED CODES AND LATEST EDITIONS OF THE UMC, UPC, & NEC.
2. GUARANTEE: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FOR COMPLETION DATE.
3. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SITE OF DEBRIS AND MATERIALS DEMOLISHED AND CLEANUP BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
6. THE PROJECT DESIGNER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
9. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION, PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION.
10. THE GRADE ADJACENT TO ALL STRUCTURES SHALL SLOPE A MINIMUM OF 2 PERCENT AWAY.
11. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
12. CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND SERVICES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO SUCH.
13. SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION THAT DOES NOT CEATE A HAZARD. INDICATE THAT GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (EXCEPTION: WHERE LOT LINES AND/OR PHYSICAL BARRIERS PROHIBIT THE FALL, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE). IMPVIOUS SURFACES WITHIN 10' SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. CRC SECTION R401.3 AND EXCEPTION.
14. APPROVED ADDRESS NUMBERS AND/OR LETTERS, WITH CONTRASTING BACKGROUND, SHALL BE PLACED ON BUILDING(S) TO BE VISIBLE FROM THE STREET. APPROVED ADDRESSES MUST BE CLEARLY IDENTIFIED WITH REFLECTIVE AND/OR ILLUMINATED NUMBERS AND/OR LETTERS A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WITH OF 1/2". CRC SECTION R319.
15. DISPOSAL, WASHOFF, OR WASHDOWN OF ANY AND ALL MATERIALS SUCH AS MORTAR, CONCRETE, PAINT, GREASE, GLUE, ETC, ON PROPERTY, INCLUDING THE STORM DRAIN SYSTEM, IS STRICTLY PROHIBITED VIOLATORS WILL BE CITED AND ASSESSED OF ALL CLEANING COSTS.
16. BUILDINGS THAT UNDERGO CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14- FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

SYMBOLS

- SECTION REFERENCE — SECTION NUMBER
— SHEET NUMBER
- DETAIL REFERENCE — DETAIL NUMBER
— SHEET NUMBER
- REVISION REFERENCE — REVISION NUMBER
CLOUD AROUND REVISION

ABBREVIATIONS

1. NOT ALL ABBREVIATIONS WILL APPLY TO THIS PROJECT.							
@ #	AT NUMBER	DBL DEPR	DOUBLE DEPRESSED	HORIZ HSB	HORIZONTAL HIGH STRENGTH BOLT	REINF REQ'D	REINFORCING REQUIRED
AB	ANCHOR BOLTS	DF	DOUGLAS FIR	ID	INSIDE DIAMETER	SAD	SEE ARCHITECTURAL DRAWINGS
AC	ASPHALTIC CONCRETE	DIA, (Ø)	DIAMETER	IN (")	INCH	SIM	SIMILAR
ADDNL	ADDITIONAL	DIAG	DIAGONAL	INT	INTERIOR	SJ	SHRINKAGE JOINT
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	JST	JOIST	SLH	SHORT LEG HORIZONTAL
AGG	AGGREGATE	DN	DOWN	JT	JOINT	SLV	SHORT LEG VERTICAL
ALT	ALTERNATE	DWG	DRAWING	JH	JOIST HANGER	SM	SHEET METAL
ALUM	ALUMINUM	(E)	EXISTING	LLH	LONG LEG HORIZONTAL	SOQ	SLAB ON GRADE
APPROX	APPROXIMATE	EA	EACH	LLV	LONG LEG VERTICAL	SQ	SQUARE
ARCH	ARCHITECTURAL	EF	EACH FACE	LS	LAG SCREW	SS	STAINLESS STEEL
BLDG	BUILDING	EN	EDGE NAILING	LT WT	LIGHT WEIGHT	STD	STANDARD
BLK	BLOCK	EW	EACH WAY	LG	LONG	STL	STEEL
BLKG	BLOCKING	EJ	EXPANSION JOINT	LWC	LIGHT WEIGHT CONCRETE	SWS	SHEAR WALL SCHEDULE
BM	BEAM	EOS	EDGE OF SLAB	MAX	MAXIMUM	SYM	SYMMETRICAL
BN	BOUNDARY NAILING	EQ	EQUAL	MCJ	MACHINE BOLT	T 24	TITLE 24 CALIFORNIA CODE
BOC	BOTTOM OF CONCRETE	EXP B	EXPANSION BOLT	MECH	MASONRY CONTROL JOINT	TEN	TYPICAL EDGE NAILING
BOF	BOTTOM OF FOOTING	EXT	EXTERIOR	MEZZ	MECHANICAL	THK	THICK
BOT	BOTTOM	F.E.	EXTERIOR	MIN	MEZZANINE	TOC	TOP OF CONCRETE
BP	BUTTON PUNCH	F.E.C	FIRE EXTINGUISHER	MISC	MINIMUM	TOF	TOP OF FOOTING
BRG	BEARING	FF	FIRE EXTINGUISHER CABINET	MIW	MISCELLANEOUS	T.O.SLAB	TOP OF SLAB
BRG PL	BEARING PLATE	FG	FINISH FLOOR	MTL	MALLEABLE IRON WASHER	TQS	TOP OF STEEL
BTW	BETWEEN	FHWS	FINISH GRADE	NIC	METAL	TOW	TOP OF WALL
CCJ	CRACK CONTROL JOINT	FN	FLAT HEAD WOOD SCREW	NOM	NOT IN CONTRACT	TS	TUBE STEEL
CC	CENTER TO CENTER	FND	FIELD NAILING	NTS	NOMINAL	TYP	TYPICAL
CIP	CAST IN PLACE	FOC	FOUNDATION	(N)	NOT TO SCALE	T&B	TOP AND BOTTOM
CJ	CONSTRUCTION JOINT	FOM	FACE OF CONCRETE	OC	NEW	TN	TOE NAIL
CTR	CENTER	FOS	FACE OF MASONRY	OD	ON CENTER	UNG	UNDISTURBED NATURAL GRADE
CL	CENTER LINE	FT (')	FACE OF STUD	OPG	OUTSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
CLG	CEILING	FT (')/FEET	FACE OF STUD	OPH	OPENING	WWF	WELDED WIRE FABRIC
CLR	CLEAR	FTG	FOOT/FEET	PCC	OPPOSITE HAND	W/	WITH
CMU	CONCRETE MASONRY UNIT	GA	FOOTING	PERP	OPENING		
COL	CONCRETE	GALV	GAUGE	PL	PERPENDICULAR		
CONC	CONCRETE	GL	GALVANIZED	PLWD	PERPENDICULAR		
CONN	CONCRETE	GL	GLUE LAMINATED LUMBER	PL	PLYWOOD		
CONN	CONNECTION	GWB	GYPSUM WALL BOARD	PSF	PLATE		
CONSTR JT	CONSTRUCTION JOINT	HAS	GLUE LAMINATED LUMBER	PSI	PLYWOOD		
CONT	CONTINUOUS	HDR	GYPSUM WALL BOARD	PT	PRESSURE TREATED		
CTSK	COUNTER SINK	HK	HEADER	R	RADIUS		
			HOOK				

PROJECT TEAM

OWNER :
A. CARDENAS & V. RUELAS
1252 WARING STREET
SEASIDE, CA. 93955

DESIGNER :
ERIC Q. RUIZ
BUILDING DESIGN & CONSULTING
18 TULIP CIRCLE
SALINAS, CA. 93905
(831) 444-2949
ruiz_design@hotmail.com

SCOPE OF WORK

- REQUEST VARIANCE FOR EXISTING 23' OF REAR
AND 24' OF SIDE 9' HEIGHT BLOCK WALL FENCE
DO TO TOPOGRAPHY EXISTING CONDITIONS

SHEET INDEX

A0 GENERAL NOTES
A1. EXISTING SITE PLAN & COVERED
PORCH FRAMING PLAN
A2. SECTIONS

DATA

JURISTICATION: CITY OF SEASIDE
BUILDING CODE(S): BUILDING :2016 C.B.C.
RESIDENTIAL :2016 C.R.C.
ELECTRICAL :2016 C.E.C.
MECHANICAL :2016 C.M.C.
PLUMBING :2016 C.P.C.
FIRE :2016 C.F.C.
ENERGY CODE :2016 C.En.C.

ZONING:
ASSESSORS PARCEL NO: 0 1 2 - 3 3 6 - 0 1 4 - 0 0 0
CURRENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
OCCUPANCY GROUP: RESIDENCE U-1

CONSTRUCTION TYPE: V-B

LANDSCAPE: (E) TO REMAIN
LOT SIZE: 3,650 S.F.

BUILDING SITE COVERAGE

MAIN DWELLING	1,089 S.F.
ACCESSORY STRUCTURE	120 S.F.
TOTAL SITE COVERAGE:	1,209 S.F.

LEGEND

(ROOF FRAMING PLAN ONLY)

NEW 4X4 POST

INDICATES EXTENT OF REPETITIVE FRAMING

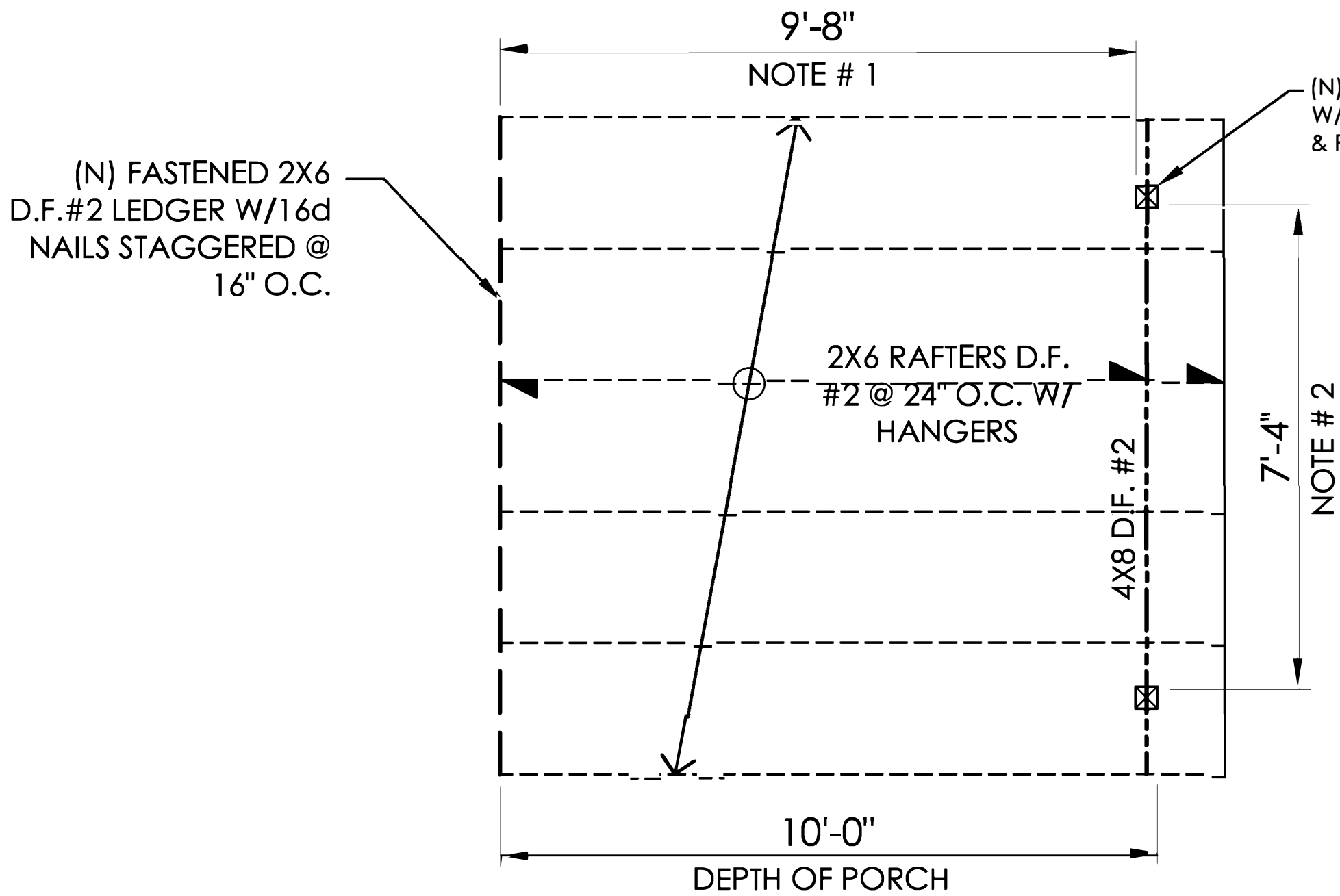
INDICATES REPETITIVE FRAMING DIRECTION

NEW RAFTERS

NEW LEDGERS

NEW HEADERS

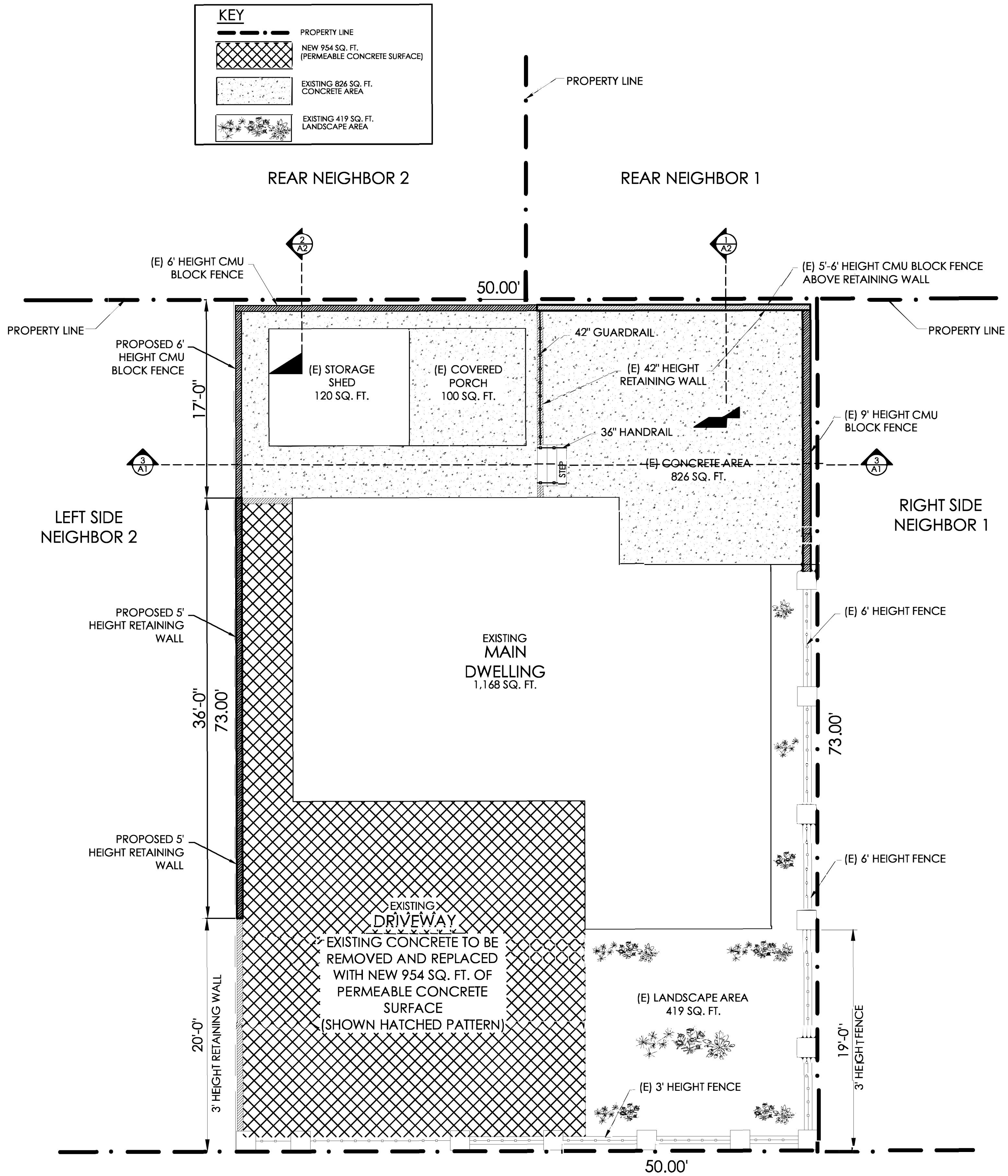
NOTE # 1
PATIO ROOF RAFTERS (solid roof) L/180 20LL + 10DL
CEILING NOT ATTACHED TO RAFTERS,
2X6 D.F. #2 @ 24" O.C. MAXIMUM RAFTER SPAN 11'-9"
CBC TABLE 2308.7.2(1)



NOTE # 2
WALL CONSTRUCTION
2016 CRC TABLE R602.7(3)
GIRDER & HEADER SPAN
FOR OPEN PORCHES

GROUND SNOW LOAD=30
DEPTH OF PORCH=14'
SIZE=2-2X8
SPAN= 7'-7"

2 PORCH FRAMING PLAN
SCALE: 1/2"=1'-0"



1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"

ERIC O. RUIZ

BUILDING DESIGN AND CONSULTING

18 TULIP CIRCLE
SALINAS, CA. 93905
(831) 444-2949
ruiz_design@hotmail.com

REVISION

DATE:

BY:

0

CARDENAS/RUELAS RESIDENCE

1252 WARING STREET
SEASIDE, CA. 93955
A.P.N.: 012-336-014-000

TITLE:

EXISTING SITE PLAN &
COVERED PORCH
FRAMING PLAN

SCALE: AS NOTED

DATE:

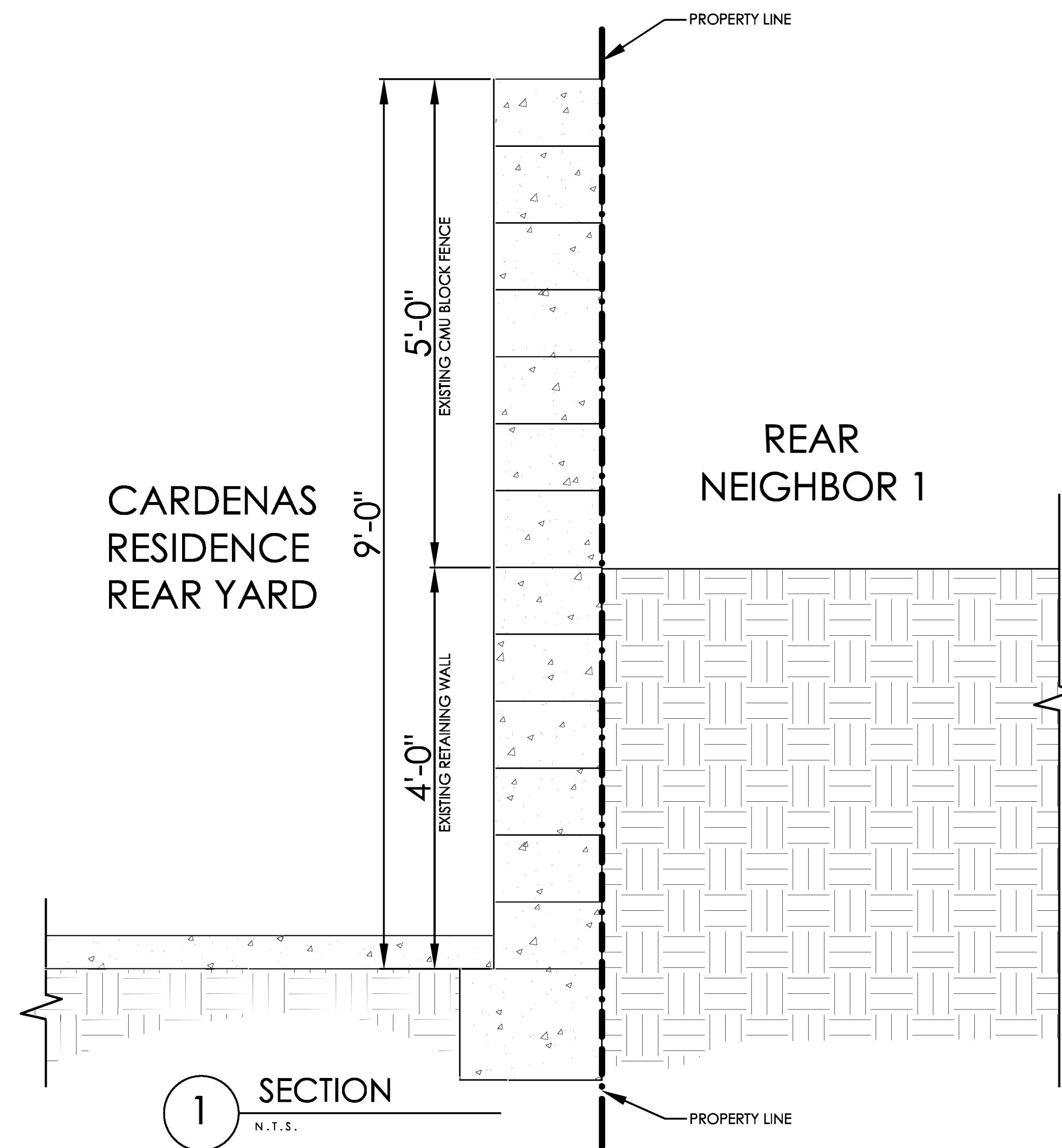
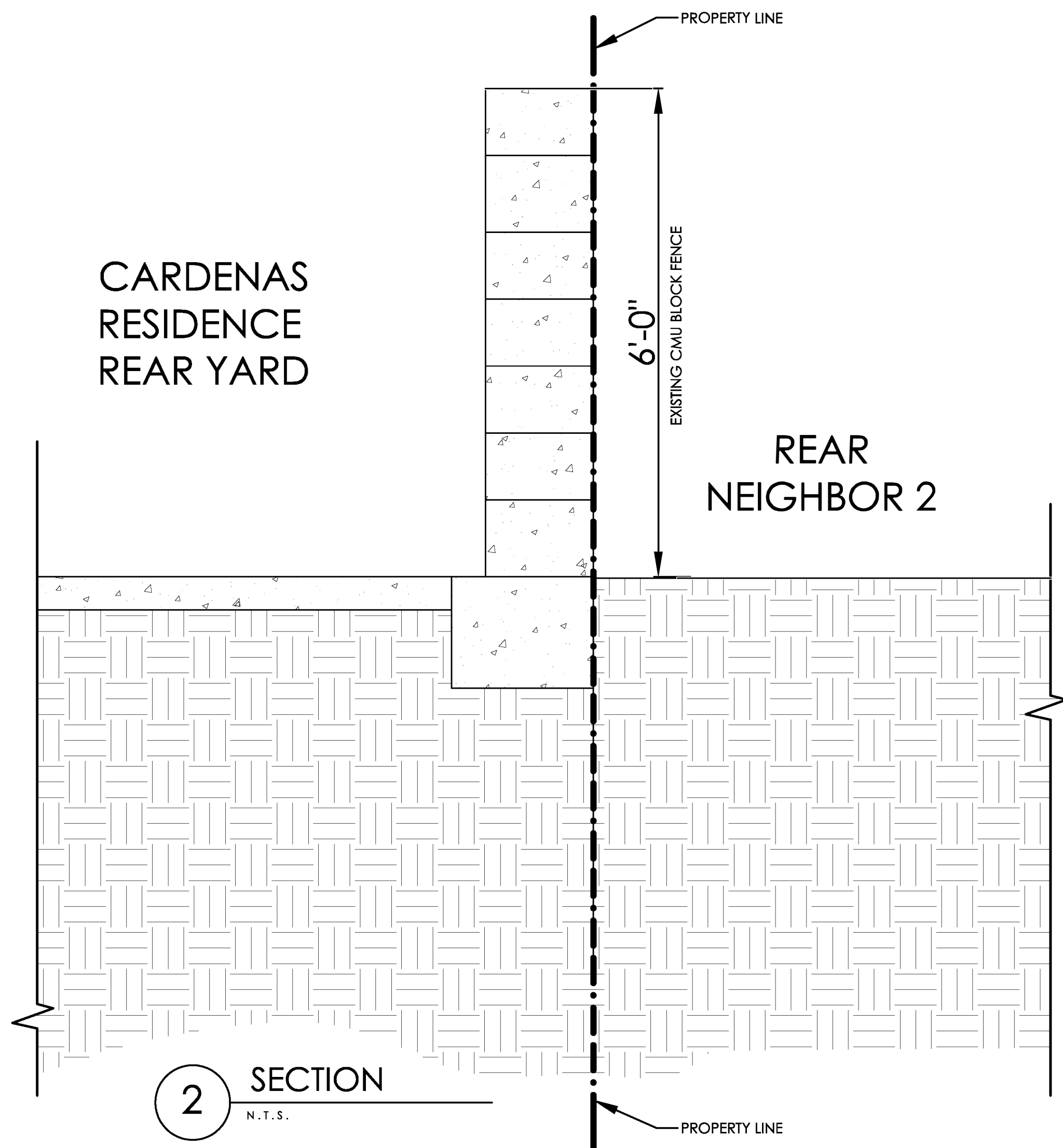
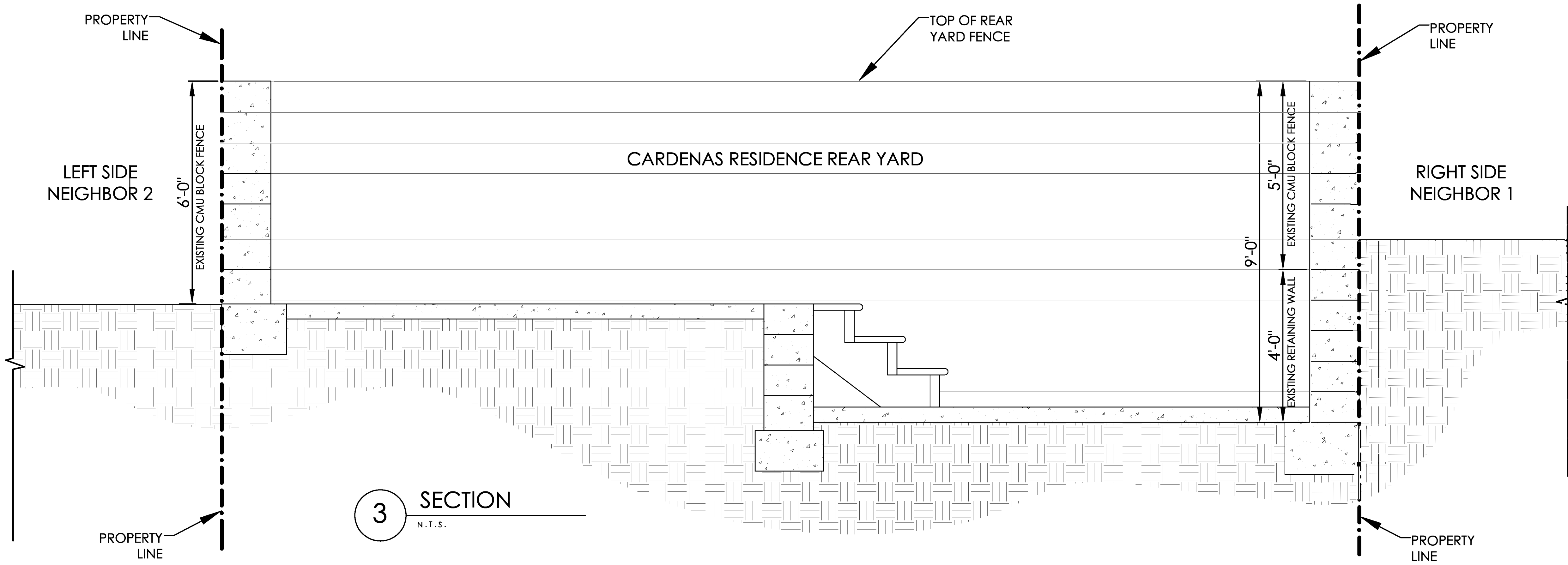
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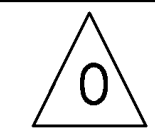
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REVISION
DATE:
BY:



CARDENAS/RUELAS RESIDENCE
1252 WARING STREET
SEASIDE, CA. 93955
A.P.N.: 012-336-014-000

TITLE:
SECTIONS
SCALE: AS NOTED

DATE:
12/29/17

JOB NUMBER:
14-11

PAGE:
A2

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Location Map

Project Site: 1252 Waring St



SITE PHOTOGRAPHS



View of rear yard looking at 9 foot high wall and back of neighbor's house

SITE PHOTOGRAPH



View of side yard towards rear of property

SITE PHOTOGRAPHS



View of rear yard looking at 9 foot high wall and back of neighbor's house

SITE PHOTOGRAPH



View of side yard towards rear of property

To: Seaside Planning Department

November 28th, 2017

Mr. Medina

Re: 1252 Waring St. Seaside CA

I want to add some clarification the block fence in question.

As Owner Builder when the permit was issued there was no notes nor discussion regarding fences on top of retaining wall.

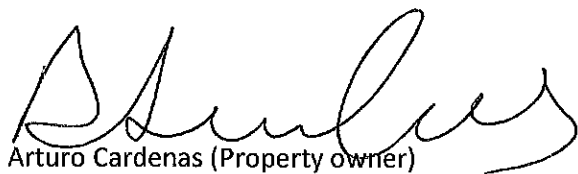
When the Building Inspector inspected the footings for the retaining walls and on another day the concrete blocks, there was no mentioning of any restrictions regarding fences on top of retaining walls.

I needed a fence between my rear neighbor and my property. Since a 6 foot fence is allowed, I unfortunately proceeded. Now after the fact and inspections that occurred I am being notify that I am in violation of Planning requirements.

The block fence in question is located at the rear of the property and hardly visible from Waring St.

We sincerely request a variance and appreciate any consideration the City can provide. We can provide Engineering if required to assure the integrity of the wall.

Respectfully,

A handwritten signature in black ink, appearing to read 'Arturo Cardenas', written over a printed name.

Arturo Cardenas (Property owner)